

Administrative Alternates

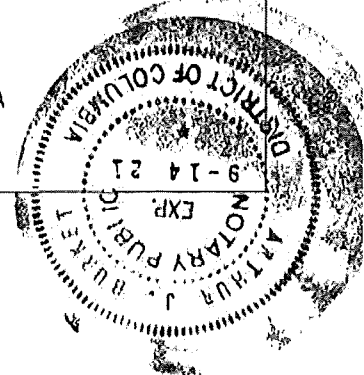


DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: Section 2.2.3 E2 Provide an explanation of the alternate requested, along with an applicant's statement of the findings See Attached	Transaction Number
Provide all associated case plan numbers including zoning and site plan: Z-09-17, S-27-18	

Property Address 4020 & 4042 Edwards Mill Road, Raleigh NC 27612		Date 09/28/18
Property PIN 0795-08-2452, 0795-08-4504	Current Zoning R-10-CU	
Nearest Intersection Edwards Mill Road & Carnegie Lane		Property size (in acres) 7.45
Property Owner Ashely E. Grady & Lynda Lue Terrell - REA, Co Trustees	Phone	Mail 3105 Carovel Ct. Raleigh, NC 27612
	Email	
Project Contact Person Joe Faulkner, RLA	Phone (919) 367-8790	Mail 301 Glenwood Ave, Suite 220 Raleigh, NC 27603
	Email joe@cegroupinc.com	
Property Owner Signature 	Email	
Notary Sworn and subscribed before me this <u>2ND</u> day of <u>October</u> , 20 <u>18</u>	Notary Signature and Seal ARTHUR J. BURKET NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires September 14, 2021	



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Property Owner Ashely E. Grady & Lynda Lue Terrell - REA, Co Trustees	Phone 919-449-4423	Mail 3105 Carovel Ct. Raleigh, NC 27612
	Email lynda.tr@gmail.com	
Project Contact Person Joe Faulkner, RLA	Phone (919) 367-8790	Mail 301 Glenwood Ave, Suite 220 Raleigh, NC 27603
	Email joe@cegroupinc.com	
Property Owner Signature 	Email lynda.tr@gmail.com	
Notary Sworn and subscribed before me this <u>2nd</u> day of <u>October</u> , 20 <u>18</u>	Notary Signature and Seal Expires 4-25-2021 	

Alternate Requested: Article 2.2.3 E2 Townhome Build-To Building Width

Requesting the Administrative Alternate for relief from the required 70% building width within the Primary Street Build-To setback due to site and Zoning Condition constraints.

FINDINGS:

Article 2.2.3 E2 of the City of Raleigh UDO requires that all townhome development to provide building width equal to 70% of the Primary Street property frontage. The proposed Primary Street will be Milltown Ridge Run, a Neighborhood Local street with a 59' right-of-way, whose layout was designed to meet the required Block Perimeter requirements. A Duke Energy 230KV transmission line traverses diagonally through the property with a 70' overhead electric easement, which removes 222' of buildable frontage from the required calculation. Along Edwards Mill Road a variable width Slope Easement is required and adjacent to the Slope Easement is the required Primary Tree Conservation Area – Thoroughfare Yard. Lastly, the site is conditionally zoned R-10 (Zoning Case #Z-09-17) with Zoning Condition 8 stating that "No more than six dwelling units shall be attached within a single Townhouse building", which further limits the amount of building width able to be provided.

We are requesting alternate design for the required 70% building width within the Primary Street Build-To setbacks for Blocks 1 and 3.

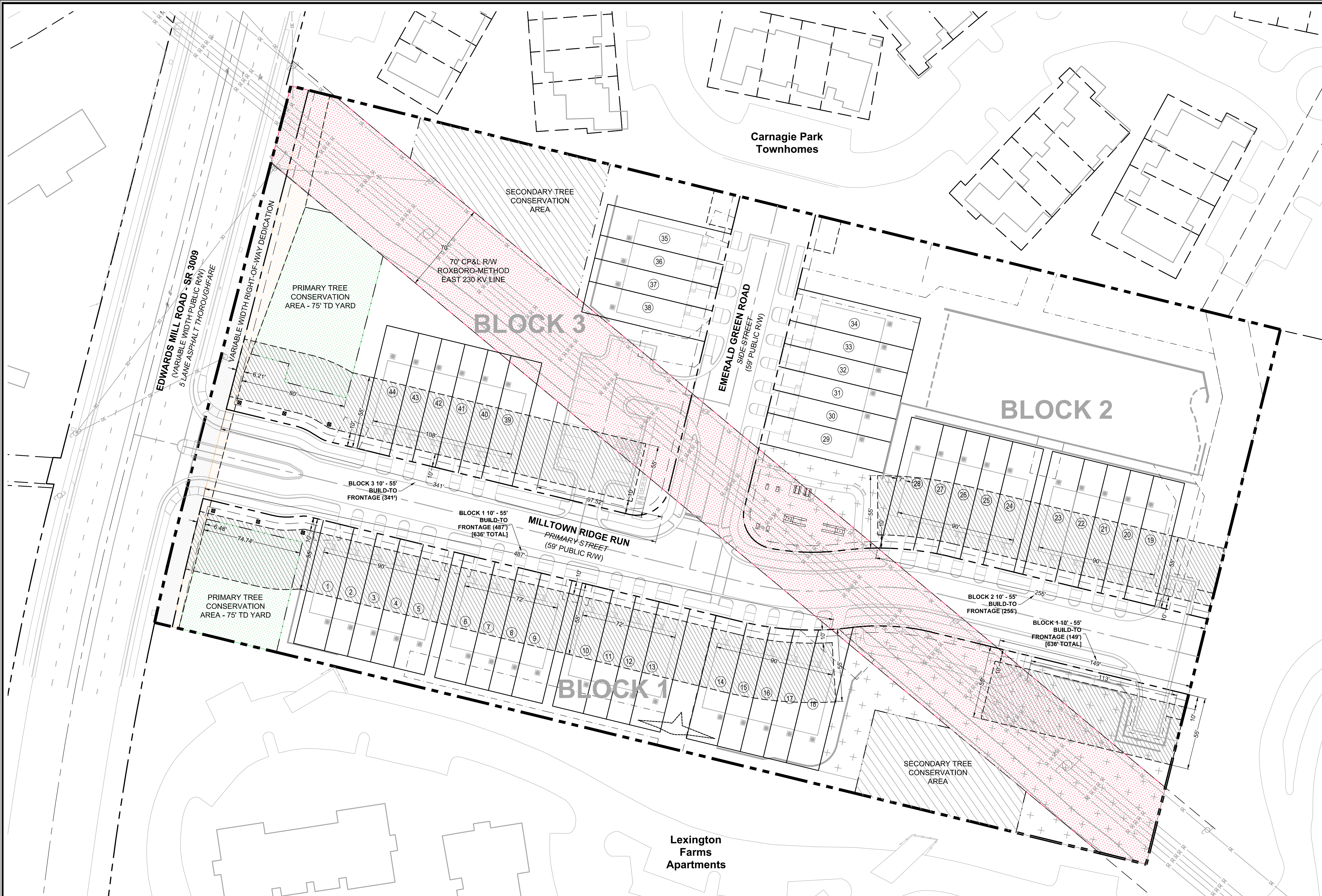
Block 1 – The applicable Primary Street frontage for this Block area is 636 feet, which does not include any of the frontage along the 230KV overhead transmission line. The 70% building width required along this portion is 445.2 feet. As designed, we are only able to provide 324 feet of building facade which provides for 50.9% building width. The required Slope Easement takes up 6 feet and the Primary Tree Conservation Area occupies an additional 75 feet for a total of 81 feet which equates to 12.7% of the frontage. There is 149 feet of frontage along the southern most portion of the frontage which is completely unbuildable due to the angle at which the overhead transmission line traverses through the site which is 23.4% of building width. The required zoning condition of no more than six dwelling units attached prevents maximizing the building width along the remaining buildable frontage.

The proposed design alternate for Block 1 is requesting to allow the proposed retaining walls of three to eight feet in height along the southern most unbuildable area be utilized as building frontage. In addition, we are proposing to install 3 decorative columns evenly spaced along the main entrance adjacent to the proposed Tree Conservation Area. These two elements will supplement a defined street edge along portions of the unbuildable frontage. In addition, within the overhead transmission easement, we will be requesting an encroachment from Duke Energy to allow a pedestrian trail with a couple of sitting areas and the surrounding slopes planted with ornamental grasses and small growing shrubs to be utilized as amenity area.

Block 3 - The applicable Primary Street frontage for this Block area is 341 feet, which also does not include any of the frontage along the 230KV overhead transmission line. The 70% building width required along this portion is 238.7 feet. As designed, we are only able to provide 108 feet of building facade which provides for 31.7% building width. The required Slope Easement takes up 6 feet and Primary Tree Conservation Area occupies an additional 80 feet for a total of 86 feet which equates to 25.2% of the site frontage for this block. In addition, there is 97.5 feet of this frontage that is unbuildable due to the angle at which the overhead transmission line traverses through the site which is 28.6% of

building width frontage. This area is being utilized as a parking area, since a portion is also located under the existing overhead transmission power line easement. The proposed design alternate for Block 3 also proposes to install 3 decorative columns evenly spaced along the main entrance adjacent to the proposed Tree Conservation Area. Block 3 is located directly across from Block 2 which we have also incorporated and outdoor amenity area. Again, we will be requesting from Duke Energy to allow encroachment for the installation of movable wood picnic tables, horseshoes, cornhole game pads along with a pedestrian trail and smaller type plantings as allowed within their easements. The addition of the entry columns will aid in supplementing a defined street edge along portions of the unbuildable frontage.

We feel the requested Administrative Alternate of a reduced build-to requirement would still conform to the Comprehensive plan and other adopted City plans, would not negatively alter the defining street wall, would be harmonious within the existing built context, and would not negatively impact pedestrian access, comfort, or safety.



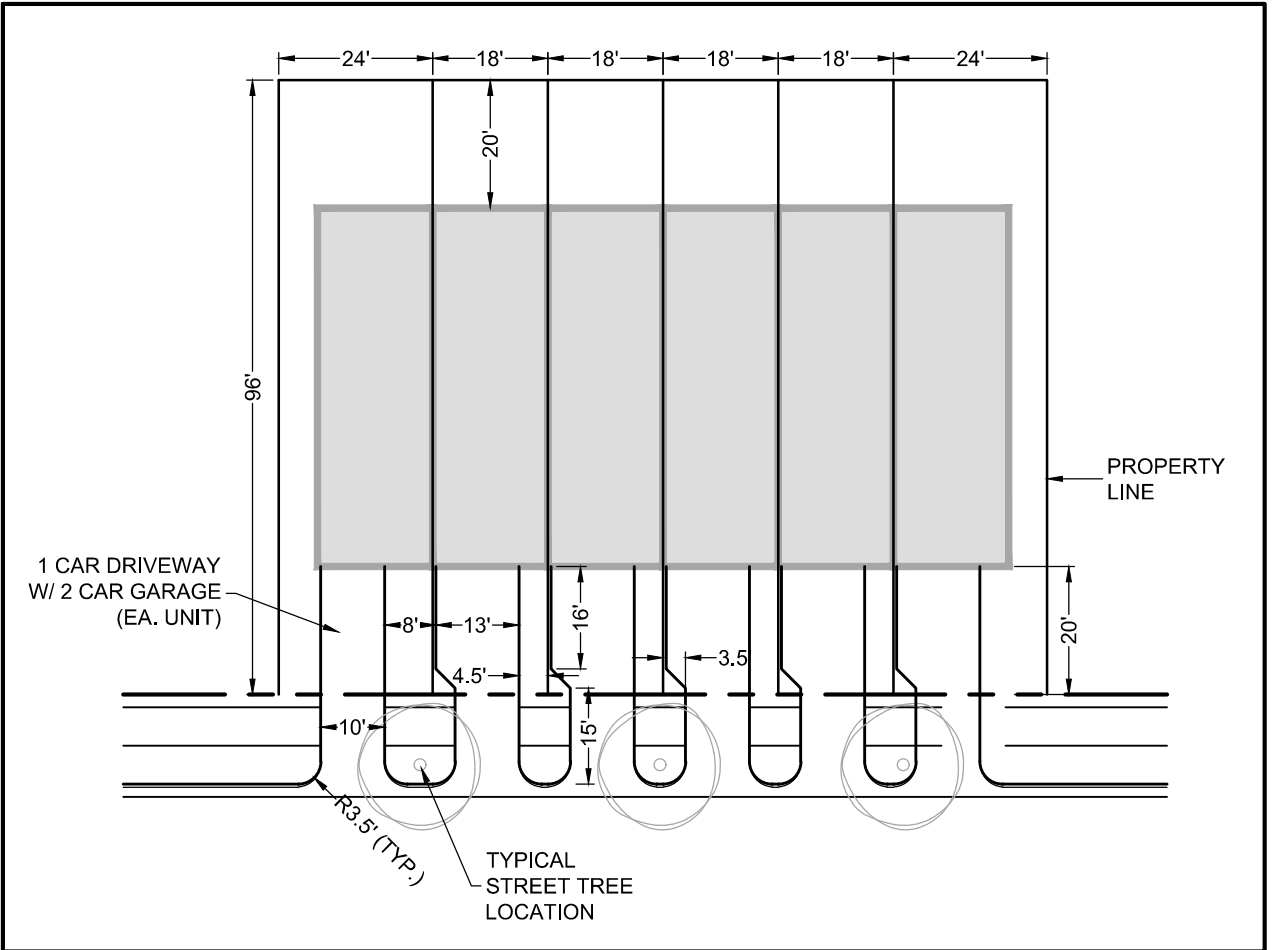
SITE DATA	
OWNER INFO:	ASHLEY ELIZABETH GRADY TRUSTEE LYNDIA LUE TERRELL-REA TRUSTEE LUE S. TERRELL TRUSTEE
PINS:	0795-08-2452 & 0795-08-4504
ADDRESSES:	4020 & 4024 EDWARDS MILL RD. RALEIGH, NC 27612
DEED BOOK:	16549 PG 1360 12493 PG 2455
SITE AREA:	324,429 SF / ± 7.45 Ac.
15' ROW DEDICATION:	6,301 SF / ± 0.14 Ac.
NET SITE AREA:	318,128 SF / ± 7.30 Ac.
ZONING:	R-10-CU
EXISTING USE:	S/F RESIDENTIAL & VACANT
SETBACKS:	FRONT- 10' SIDE- 0' or 6' REAR- 20'
PROPOSED USE:	TOWNHOMES (3 BEDROOM MAX)
PROPOSED LOTS:	44 DWELLING UNITS
DENSITY:	6.03 UNITS / AC
MAX BLDG HEIGHT:	45' (3 STORIES)

EXISTING IMPERVIOUS AREA :	0.098 Ac. \ 4,252 SF
PROPOSED IMPERVIOUS AREA:	2.619 Ac. \ 114,876 SF (36.1%)
REQUIRED OUTDOOR AMENITY AREA:	10% OF SITE - ± 31,813 SF
PROVIDED OUTDOOR AMENITY AREA:	± 32,715 SF (10.3% OF SITE)
PARKING:	REQUIRED PARKING: 1 SPACE / BEDROOM + 1 VISITOR SPACE / 10 UNITS 30 - 3 BEDROOM UNITS = 90 SPACES 14 - 2 BEDROOM UNITS = 28 SPACES 44 UNITS = 5 VISITOR SPACES REQUIRED TOTAL REQUIRED SPACES = 123 SPACES
PARKING PROVIDED:	3 BEDROOM UNIT W/ 1 GARAGE SPACE = 30 SPACES 2 BEDROOM UNIT W/ 2 GARAGE SPACES = 28 SPACES DRIVEWAY SPACES - 44 UNITS = 49 SPACES * PARKING LOT = 19 SPACES TOTAL PROVIDED SPACES = 126 SPACES
	* - UNITS 18, 23, 28, 34 & 44 PROVIDE 2 DRIVEWAY SPACES PER UNIT
REQUIRED BICYCLE SPACES:	1 SPACE / 20 UNITS = 2 SPACES (4 MIN.)
PROVIDED BICYCLE SPACES:	4 SPACES
TREE CONSERVATION AREA	
PRIMARY TREE CONSERVATION AREA:	15,128 SF, 0.350 Ac.
SECONDARY TREE CONSERVATION AREA:	17,160 SF, 0.394 Ac.
TOTAL TREE CONSERVATION AREA	32,403 SF, 0.744 Ac. (10.2% OF SITE)

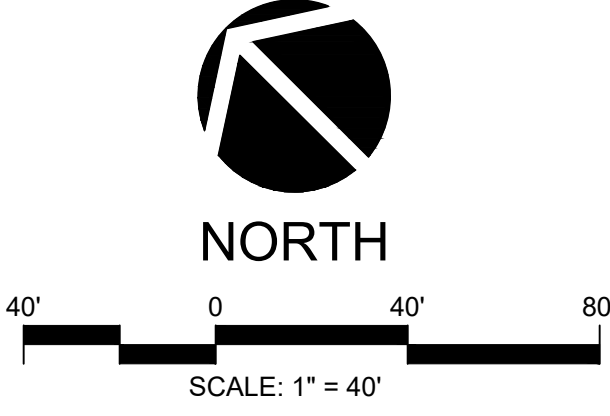
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 - THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949 AND THE CITY OF RALEIGH UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
 - ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
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 - THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM PANEL MAP NUMBER 3720079500J DATED MAY 2, 2006.
 - BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION TAKEN FROM SURVEY PREPARED BY MATTHEW A. HAYES, PLS #4516 FOR MSS LAND CONSULTANTS, DATED JUNE 22, 2018.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
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LEGEND	
	PRIMARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA
	RIGHT-OF-WAY DEDICATION
	OUTDOOR AMENITY AREA
	SS - SANITARY SEWER MAIN
	W - WATER MAIN
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BUILD-TO CALCULATIONS	
BLOCK 1	
10' - 55' BUILD-TO FRONTAGE:	636'
PROPOSED BUILDING FACADE:	324'
BUILD-TO WIDTH PERCENTAGE:	50.9%
BLOCK 2	
10' - 55' BUILD-TO FRONTAGE:	255'
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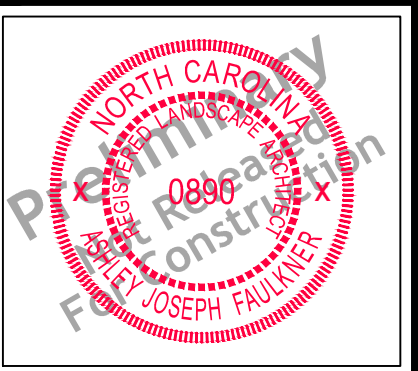
REVISIONS		DATE
1	REVISED PER CITY OF RALEIGH 1ST REVIEW COMMENTS	8/21/18

CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
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MILLTOWN

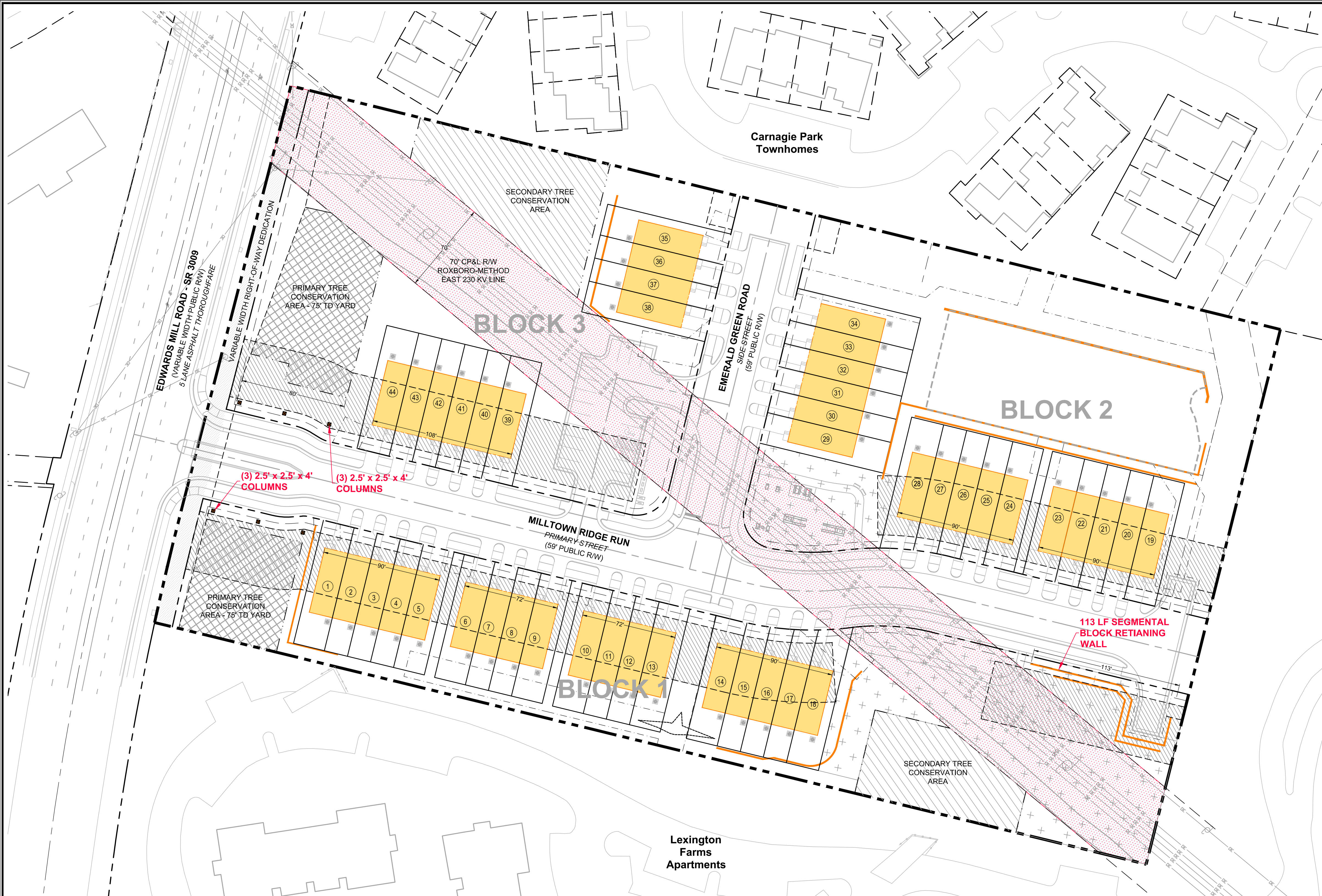
PRELIMINARY DEVELOPMENT PLANS

SETBACK & BUILD-TO

EXHIBIT

RALEIGH, NORTH CAROLINA

Date:	10/4/18
Scale:	1" = 40'
Drawn:	ACS
Checked:	AJF
Project No.	145-05
Computer Dwg. Name	145-05 build-to exhibit - design adjust
Sheet No:	1
	Of 2



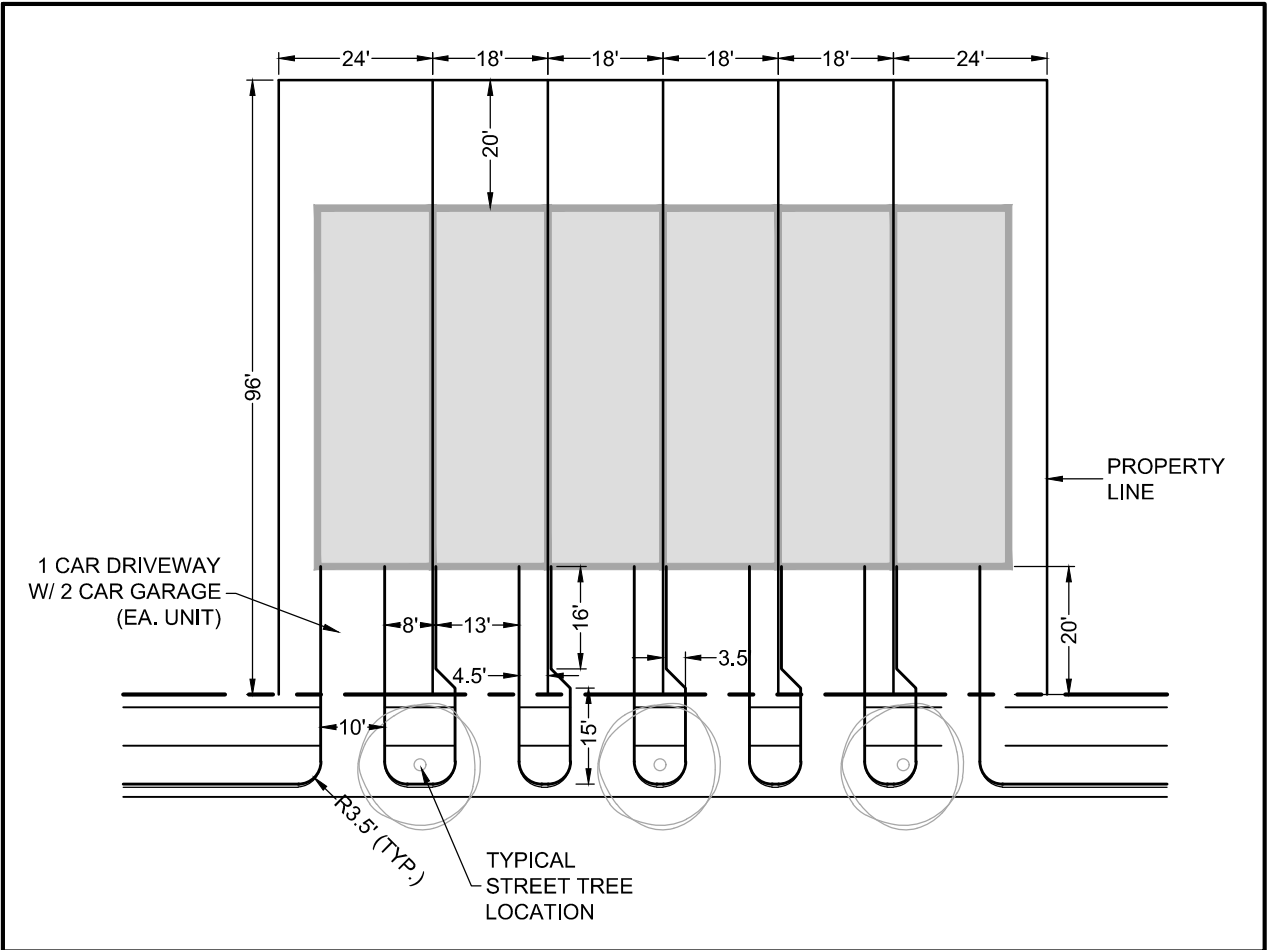
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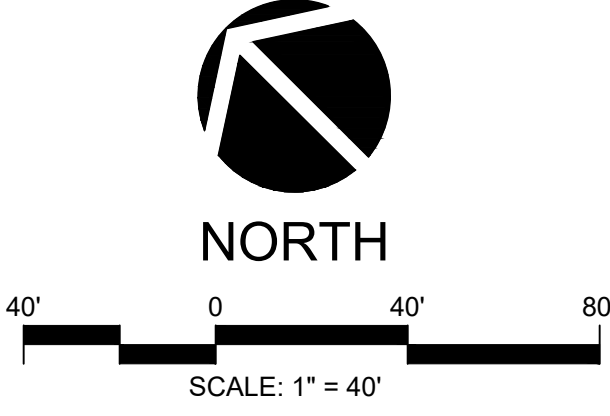
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MILLTOWN
PRELIMINARY DEVELOPMENT PLANS
STREETSCAPE EXHIBIT

RALEIGH, NORTH CAROLINA

Date:	10/4/18
Scale:	1" = 40'
Drawn:	ACS
Checked:	AJF
Project No.	145-05
Computer Diag. Name	145-05 streetscape exhibit - design add
Sheet No:	2 Of 2

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **R-4** Height Frontage Overlay(s) _____

Proposed Zoning Base District **R-10** Height Frontage Overlay(s) _____

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE USE ONLY

Transaction #

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number:

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

GENERAL INFORMATION

Date **1-28-18** Date Amended (1) Date Amended (2)

Property Address **4020 & 4024 Edwards Mill Road**

Property PIN **0795-08-2452 & 0795-08-4504** Deed Reference (book/page) DB 16549, PG1360; DB 12493, PG 2455

Nearest Intersection **Edwards Mill Road at Laurel Hills Road**

Property Size (acres) **7.78** (For PD Applications Only) Total Units Total Square Feet

Property Owner/Address

Trust f/b/o Ashley E. Terrell-Rea dated 12/11/2016 by
Ashley E. Grady and Lynda Lue Terrell-Rea, co-trustees
3105 Carovel Ct., Raleigh, NC 27612

Phone

Fax

Email

Project Contact Person/Address

Phil Layton
Raleigh North West Development
5003 Falls of Neuse Road
PO BOX 19669
Raleigh, NC 27619

Phone **9197403324**

Fax **9198783891**

Email **phillayton123@gmail.com**

Owner/Agent Signature

Email

Owner/Agent Signature

Email

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST

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Email **phillayton123@gmail.com**

Owner/Agent Signature

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Conditional Use District Zoning Conditions

Zoning Case Number: Z-09-17

OFFICE USE ONLY

Date Submitted: January 28, 2018

Transaction #

Existing Zoning: R-4

Proposed Zoning: R-10-CU

NARRATIVE OF ZONING CONDITIONS OFFERED

1. The maximum number of dwelling units will be 48.

2. Dwelling units shall be located in a "Townhouse" building type.

3. There shall be a principal building setback is between 54-55 feet as measured from the Right of Way and or future dedicated right of way on Edwards Mill Road whichever is greater. For that portion of the building setback area not located within the power line easement for the CP&L Roxboro-Method East 230 KV line situated between the Edwards Mill Road right-of-way and the closest building to Edwards Mill Road the disturbed area shall be replanted at a rate of seven (7) evergreen trees comparable in growth patterns to Green Giant Arborvitae or Cryptomeria and six (6) evergreen understory trees per 100 lineal feet for each 27 feet in width of disturbance; however, such replanting shall not be required for disturbance related to the site access point on Edwards Mill Road.

4. There shall be an undisturbed buffer area for at least 250 feet of length along that portion of the common property line with parcel identified as Wake County PIN 0795087167 (Deed Book 4234, Page 826) situated between the southeast side of the power line easement for the CP&L Roxboro-Method East 230 KV Line and the aforementioned common property line that fronts those parcels identified with Wake County PIN 0795083885 (Deed Book 6087 Page 312; Lot 104 on plat in Book of Maps 1998, Page 141) and 0795084764 (Deed Book 8195 Page 2776; Lots 201 and 201-A on plat in Book of Maps 1988, Page 142), not located within the power line easement for the CP&L Roxboro-Method East 230 KV Line. All or some of the undisturbed area required by this condition may be designated as tree conservation area if such areas comply with the requirements of UDO Article 9.1. The area described by this condition is in that general area identified as "Line A" on the attached Exhibit A.

5. For that portion of the setback area described in Condition 7 that is not located within the power line easement for the CP&L Roxboro-Method East 230 KV Line, and that fronts parcels identified with Wake County PIN 0795086438 (Deed Book 10475 Page 001; Lots 1504 and 1504-A on Book of Maps 1988, Page 622) and 0795086470 (Deed Book 9217, Page 306; Lot 1401 on plat in Book of Maps 1993, Page 773), each parcel shall have a landscape screening of at least 100 feet long within the 30-foot principal building set back area consisting of eight (8) evergreen trees comparable in growth patterns to Green Giant Arborvitae or Cryptomeria and eight (8) evergreen understory trees per 100 lineal feet. The main evergreen trees shall be 8 to 10 feet tall at the time of planting and the evergreen understory trees shall be 4 to 6 feet tall at planting. The area described by this condition is in that general area identified as "Line C" on the attached Exhibit A.

6. The disturbed portions of the setback area described in Condition 7 that (i) are not within areas subject to Conditions 4 or Condition 5, and (ii) are not located within the power line easement for the CP&L Roxboro-Method East 230 KV Line, shall be replanted at a rate of eight (8) evergreen trees comparable in growth patterns to Green Giant Arborvitae or Cryptomeria and eight (8) evergreen understory trees per 100 lineal feet. The main evergreen trees shall be 8 to 10 feet tall at the time of planting and the evergreen understory trees shall be 4 to 6 feet tall at planting. The areas subject to this condition are those general areas identified as "Line B" and "Line D" on the attached Exhibit A.

7. There shall be a principal building setback of at least 30 feet as measured from the property's common boundary line with parcel identified with Wake County PIN 0795087167 (Deed Book 4234, Page 826).

8. No more than six dwelling units shall be attached within a single Townhouse building.

9. The façade of the buildings constructed upon the Property shall consist of one or more of the following building siding materials; brick, stone, manufactured stone, simulated stone, fiber cement, wood and or wood/ vinyl trim. Vinyl siding is prohibited.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature

Lynda L. Terrell-Ru

Print Name

Lynda L. Terrell-Ru

Owner/Agent Signature

Print Name

Conditional Use District Zoning Conditions

Zoning Case Number: Z-09-17

OFFICE USE ONLY

Date Submitted: January 28, 2018

Transaction #

Existing Zoning: R-4

Proposed Zoning: R-10-CU

NARRATIVE OF ZONING CONDITIONS OFFERED

1. The maximum number of dwelling units will be 48.

2. Dwelling units shall be located in a "Townhouse" building type.

3. There shall be a principal building setback is between 54-55 feet as measured from the Right of Way and or future dedicated right of way on Edwards Mill Road whichever is greater. For that portion of the building setback area not located within the power line easement for the CP&L Roxboro-Method East 230 KV Line situated between the Edwards Mill Road right-of-way and the closest building to Edwards Mill Road the disturbed area shall be replanted at a rate of seven (7) evergreen trees comparable in growth patterns to Green Giant Arborvitae or Cryptomeria and six (6) evergreen understory trees per 100 lineal feet for each 27 feet in width of disturbance; however, such replanting shall not be required for disturbance related to the site access point on Edwards Mill Road.

4. There shall be an undisturbed buffer area for at least 250 feet of length along that portion of the common property line with parcel identified as Wake County PIN 0795087167 (Deed Book 4234, Page 826) situated between the southeast side of the power line easement for the CP&L Roxboro-Method East 230 KV Line and the aforementioned common property line that fronts those parcels identified with Wake County PIN 0795083885 (Deed Book 6087 Page 312; Lot 104 on plat in Book of Maps 1998, Page 141) and 0795084764 (Deed Book 8195 Page 2776; Lots 201 and 201-A on plat in Book of Maps 1988, Page 142), not located within the power line easement for the CP&L Roxboro-Method East 230 KV Line. All or some of the undisturbed area required by this condition may be designated as tree conservation area if such areas comply with the requirements of UDO Article 9.1. The area described by this condition is in that general area identified as "Line A" on the attached Exhibit A.

5. For that portion of the setback area described in Condition 7 that is not located within the power line easement for the CP&L Roxboro-Method East 230 KV Line, and that fronts parcels identified with Wake County PIN 0795086438 (Deed Book 10475 Page 001; Lots 1504 and 1504-A on Book of Maps 1988, Page 622) and 0795086470 (Deed Book 9217, Page 306; Lot 1401 on plat in Book of Maps 1993, Page 773), each parcel shall have a landscape screening of at least 100 feet long within the 30-foot principal building set back area consisting of eight (8) evergreen trees comparable in growth patterns to Green Giant Arborvitae or Cryptomeria and eight (8) evergreen understory trees per 100 lineal feet. The main evergreen trees shall be 8 to 10 feet tall at the time of planting and the evergreen understory trees shall be 4 to 6 feet tall at planting. The area described by this condition is in that general area identified as "Line C" on the attached Exhibit A.

6. The disturbed portions of the setback area described in Condition 7 that (i) are not within areas subject to Conditions 4 or Condition 5, and (ii) are not located within the power line easement for the CP&L Roxboro-Method East 230 KV Line, shall be replanted at a rate of eight (8) evergreen trees comparable in growth patterns to Green Giant Arborvitae or Cryptomeria and eight (8) evergreen understory trees per 100 lineal feet. The main evergreen trees shall be 8 to 10 feet tall at the time of planting and the evergreen understory trees shall be 4 to 6 feet tall at planting. The areas subject to this condition are those general areas identified as "Line B" and "Line D" on the attached Exhibit A.

7. There shall be a principal building setback of at least 30 feet as measured from the property's common boundary line with parcel identified with Wake County PIN 0795087167 (Deed Book 4234, Page 826).

8. No more than six dwelling units shall be attached within a single Townhouse building.

9. The façade of the buildings constructed upon the Property shall consist of one or more of the following building siding materials: brick, stone, manufactured stone, simulated stone, fiber cement, wood and or wood/ vinyl trim. Vinyl siding is prohibited.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature

Print Name

Owner/Agent Signature

Print Name

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